



# FOR LEASE

**31 Saulter  
Street**  
TORONTO





## DETAILS:

|                  |                                         |
|------------------|-----------------------------------------|
| Size:            | 4,564 Square Feet                       |
| Available:       | Available Immediately                   |
| Term:            | 5 years                                 |
| Net Rent:        | Contact Listing Agent                   |
| Additional Rent: | \$11.00 PSF/YR + hydro & gas (est 2025) |

## HIGHLIGHTS:

- Very rare character premises, in the heart of Queen St E/Riverside
- Space comprises large open ground floor, with smaller office area on 2<sup>nd</sup> floor, and newer construction washrooms.
- Steps to Queen Streetcar stop, and future Ontario Line subway stop (Leslieville Station)
- Former brewery, offering utility servicing to support similar use
- Attractive features including drive-in doors, partial double height ceilings, high floor load capacity
- Excellent potential for alternative uses requiring direct access.
- 2-3 parking spaces available
- Storage room

# THE AREA

## NEIGHBOURHOOD OVERVIEW

The stretch of Queen Street East between Broadview Avenue and Carlaw Avenue is one of Toronto's most dynamic and evolving neighborhoods, blending historic character with modern creativity. Anchored by the iconic Broadview Hotel, the area reflects its industrial roots through preserved brick-and-beam buildings that now house trendy cafés, restaurants, boutique shops, and creative workspaces. Its proximity to the Don Valley, downtown core, and nearby transit routes makes it highly accessible while still maintaining a distinct community vibe. With ongoing development, art galleries, and a growing mix of local businesses, this pocket of Riverside and Leslieville has become a sought-after destination for both residents and professionals.

## TRANSIT & WALKABILITY

This stretch of Queen Street East is exceptionally well-connected by transit, making it highly accessible for residents, businesses, and visitors. The 501 Queen streetcar provides direct service through the downtown core and across the city, while the nearby Broadview and Queen intersection offers easy transfers to the 504 King and 505 Dundas routes, linking to subway Line 2 at Broadview Station. The neighborhood also benefits from quick access to the Don Valley Parkway, Lake Shore Boulevard, and the Gardiner Expressway, streamlining travel by car. Combined with excellent walkability and bike-friendly streets, the area offers multiple convenient options for commuting and connectivity across Toronto. This section of Queen Street East is poised to become even more accessible with the future Ontario Line subway station planned with access at DeGrassi Street, only steps from the building.



Broadview Hotel

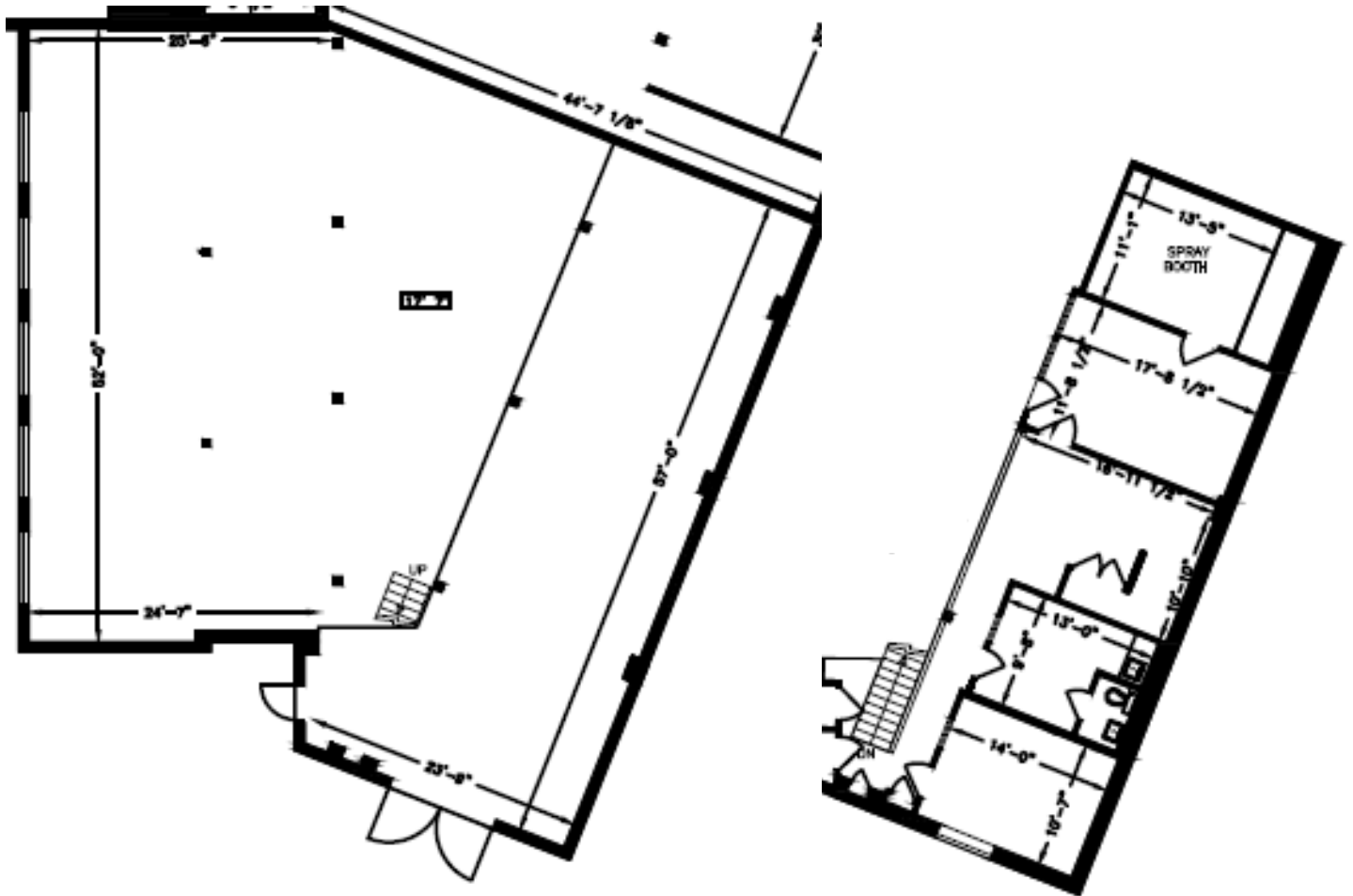


Queen Street East



Saulter Street – Queen Garden Cafe

# Suite 100



## EXISTING IMPROVEMENTS:

- Open Area
- Boardroom
- 3 washrooms

Suite 100



# Photos



## I2 Zoning - Permitted Uses

- Clinic
- Community Health Center
- Day Nursery
- Bank Branch
- Brew-on Premises Establishment
- Caterer's shop
- Duplicating Shop
- Personal Grooming Establishment
- Service, rental, or repair shop
- Tailoring shop
- Artist of photography studio
- Communications or broadcasting establishment
- Custom workshop
- Data processing establishment
- Designers studio
- Industrial computers service
- Laboratory, class A
- Performing arts studio
- Publisher
- Software design and development establishment
- Carwash
- Parking garage
- Taxicab stand or station
- Public commercial sales
- Cold storage plant
- Food warehouse
- Food wholesaling establishment
- Recycling shop
- Carpenters shop
- Cleaning plant
- Contractors shop, Class A
- Contractors shop, Class B
- Laboratory, Class B
- Sheet metal workshop
- Welders shop
- Builders supply yard
- Bread distributing depot
- Courier service
- Industrial catering service
- Bakery
- Brewery
- Electronic equipment factory
- Manufacturing plant
- Packaging plant
- Pharmaceutical factory – secondary
- Photographic plant
- Plastic products factory
- Printing plant
- Winery
- Wood products factory
- Animal hospital
- Commercial school
- Market gardening
- Storage warehouse, Class A
- Wholesaling establishment
- Carpenters shop

# THE LOCATION



## NOTABLE LOCAL AMENITIES:

- The Opera House
- Queen Burrito
- Subway Sandwiches
- Nightowl
- Slayer Burger
- Dollarama
- La Carnita
- Bank of Montreal
- LCBO
- Chez Nous
- Canoe
- Bonjour Brioche Bakery
- Starbucks
- A&W
- TD Bank
- Broadview Hotel
- Queen Garden Café
- Royal Bank



Fraser McKay  
Broker of Record  
M 416 300 4504  
[fraser@aurapartners.ca](mailto:fraser@aurapartners.ca)

Aura Partners, Brokerage  
49 Wellington Street East, Suite 100  
Toronto, ON  
M5E 1C9